

## **TOWN COUNCIL MEETING MINUTES**

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**February 11, 2016**

**1. Call to Order and Pledge of Allegiance**

Mayor Pro Temp Dean Heavrin called to order the meeting of the Town Council of the Town of Hideout at 3:35 p.m. on February 11, 2016 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

**2. Roll Call**

The mayor pro-temp conducted a roll call. The following Council Members were present:

Dean Heavrin  
Doug Egerton  
Hanz Johansson  
Cyndie Neel

Absent: Mayor Martino  
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Rory Murphy, Scott Larsen, Chris Baier, Terry Matysik and Will Pratt

**3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of January 14, 2016**

*Council Member Doug Egerton made a motion to approve the minutes of the regular meeting of January 14, 2016. Council Member Hanz Johansson seconded the motion. The motion passed with a unanimous affirmative vote from Councilors Egerton, Johansson, Neel and Heavrin.*

**4. PUBLIC HEARING – Preliminary Plat, The Perches at Hideout Subdivision – Rory Murphy**

Rory Murphy stated he is representing the land owner, Mountain Resorts LLC. Mr. Murphy told the Council this development was on approximately 271 acres with the entrance directly across from the Tuhaye entrance. Both primary and secondary access is off SR248. Mr. Murphy said the Zoning is Mountain Zone which requires twenty percent open space; the development exceeds the requirements. There will be 90-100 lots, and the land use will be the same as Soaring Hawk subdivision except with much bigger lots of two to ten acres, a few bigger. All lots will be single family use. Access will be on SR248 by Tuhaye; there may need to be a traffic light at that point at some time in the future. Utilities are on site or adjacent. There are no environmental

issues found on the property; if any are found in the future, they will be addressed at that time. There will be water retention easements on some lots at the time of final plat. The development is well within the zoning requirements. Soils will be tested on every building lot and on each road.

Scott Larsen pointed this is a gated community and the roads are private. Rory Murphy added the Home Owners Association (HOA) will maintain and service the roads.

Council Member Doug Egerton asked how far off SR248 the development was located. Rory Murphy indicated it was about 300 meters. Council Member Egerton asked if the intent was to put turn lanes and entry lanes on SR 248 as has been done for Soaring Hawk. Mr. Murphy agreed that would be a good idea. Councilor Egerton asked if environmental studies that are required. Mr. Murphy answered there were none at the preliminary level. Mr. Murphy said he would check the Code concerning that requirement.

Council Member Doug Egerton brought up the possibility of a trail system to serve that side of the Town; now would be the time to plan the trails system. Councilor Egerton stated he would be insistent this type of planning start to be done on new subdivisions. Council Member Cyndie Neel asked if there were any plans for recreation or parks. Rory Murphy stated he would look into it and try to come up with something before final plat. The Code doesn't demand it but it encourages such amenities.

Council Member Hanz Johansson asked why the Code was not on the website.

Mr. Murphy stated he would go to the landowner to try to get trails. Mayor Pro Tempore Dean Heavrin opined trails in a private community cannot be public. Scott Larsen declared they have talked about minor amenities such as pocket parks, etc.

Mayor Pro Tempore Heavrin opened the hearing for public comment.

Chris Baier pointed out the Code says on the preliminary plan sensitive lands should be identified and stamped by a licensed engineer. Ms. Baier voiced appreciation for the discussion and comments; she expressed excitement for new development and reiterated the importance of looking forward to the future and consider needs for open space, trails and parks. Open space should be contiguous; it is important to plan ahead and look to the future. The Code also expresses the need for contiguous open spaces connecting neighborhood to neighborhood, etc. The trails can't get through to the State Park because they were not planned.

Chris Baier asked the Council if their vision for the Town was a series of gated communities; what the Town's identity is. Rory Murphy opined gated communities are sometimes a selling point. Chris Baier stated that many communities are private with public trails through them. Council Member Doug Egerton opined one of the reasons to incorporate as a town or city is to develop a sense of community. If you just have pods of gated communities, which becomes harder to do. Will Pratt suggested the trails along the highway could be public and the rest could be private as has been done Tuhaye.

Mayor Pro Tempore Dean Heavrin closed the public hearing.

Council Member Hanz Johansson made the motion to approve the preliminary plat for The Perches at Hideout with the condition trails and parks be further discussed at final plat. Council Member Neel seconded the motion. The motion passed unanimously with positive votes from Councilors Egerton, Heavrin, Neel and Johansson.

5. **ORDINANCE # 16-03 – Ordinance to Update Handling of Delinquencies of Water and Sewer Payments**

Council Member Doug Egerton voiced his approval of the sixty-day limit for disconnects.

Councilor Doug Egerton motioned to approve Ordinance #16-03 considering handling of delinquencies of water and sewer payments changing from thirty (30) to sixty (60) for delinquent shutoffs. Council Member Hanz Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Johansson, Neel, Heavrin and Egerton.

6. **DECISION ITEM – Fees for Reconnecting Water and Sewer after Shutoff due to Delinquency of Payments (Fee and Rate Resolution will be Updated Later)**

After discussion of the present fees, it was decided to leave the fees as they are presently set up.

Council Member Cyndie Neel made the motion to leave the fee schedule as it is presently set up with a \$150 turnoff fee. Councilor Doug Egerton seconded the motion. The motion passed unanimously with “aye” votes from Council Members Egerton, Heavrin, Neel and Johansson.

7. **Update of Projects that have been Pursued in the Last Few Years**

Mayor Pro Tempore Heavrin outlined for those present the projects that have been pursued by the Town. The Council attempted to get funds from the Community Development Block Grant (CDBG) and Utah Department of Transportation (UDOT) for a tunnel under SR248 at Todd Hollow to provide a safe access to Jordanelle Reservoir. Another project applied for with CDBG with assistance from Wasatch School District was a bus shelter at Todd Hollow. Neither of these projects received funding from the CDBG and were not able to be completed.

Another thing that has been pursued is to extend the Park City bus line to Todd Hollow. This is a continuing effort. Council Member Cyndie Neel stated that Summit County and Wasatch County are working together on this effort now. Council Member Egerton said he was willing to work with Councilor Neel to collect data, etc. Chris Baier offered she had attended a Park City Leadership 101 conference. Alfred Knotts, transit guy in the

Park City Planning Department, said they are working on enhancing the transit system for regional connectivity between Heber, Kamas and Salt Lake City. Ms. Baier opined we will get transit here eventually.

The Public Works Building is still in process and will progress when the property for the building is procured. The funding has been obtained and hopefully it may go forward in the near future.

The Beach and Recreation project is not progressing presently.

Council Member Cyndie Neel asked if there are any discussions of city parks in Hideout. Mayor Pro Temp Dean Heavrin indicated there are only pocket parks. Councilor Egerton stated he will push for parks in the future when developments are presented.

**8. CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of January Bills**

*Council Member Cyndie Neel motioned to approve payment of the January bills. Council Member Hanz Johansson seconded the motion. The motion passed unanimously with “aye” votes from Councilors Egerton, Heavrin, Neel and Johansson.*

**9. Review Financial Statements, If Needed**

No discussion.

**10. Public Input**

Chris Baier thanked Kent Cuillard for his efforts in the snow removal and the good job he does. Terry Matysik commented on the snow removal up in their yards in Rustler. He was advised that was done by the HOA; and they will fix the damage.

Chris Baier expressed surprise that the Perches got out of Planning Commission in the state it was in. Ms. Baier encouraged the Council to make the Development Code more robust to give tools to the Planning Commission. Trails network or system is not defined in the General Plan or Development Code.

Concerning the matter of turning off water, Chris Baier felt the Council was being punitive. Councilor Neel said she understood but there were costs of collecting and turning the water off and on.

Ms. Baier suggested a resolution to get the Development Code put on the website.

Council Member Hanz Johansson asked what other Towns charge for reconnect. Councilor Egerton pointed out the bill can be put on auto pay the amount is the same every month. Chris

Baier asked why it needs to be billed monthly; it would be less expensive in billing costs to bill quarterly.

**8. Adjournment**

Council Member Egerton made the motion to adjourn the Hideout Town Council Meeting.  
Council Member Johansson seconded the motion. The motion passed unanimously.

The meeting adjourned at 4:45 p.m.

Approved: 4/14/16

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Lynette Hallam, Town Clerk